



**City of Broken Arrow**  
**Minutes**  
**Planning Commission**

City of Broken Arrow  
Council Chambers  
220 S 1st Street  
Broken Arrow OK  
74012

*Chairperson Fred Dorrell*  
*Vice Chair Lee Whelpley*  
*Member Ricky Jones*  
*Member Carolyn Isbell-Carr*  
*Member Mark Jones*

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**Thursday, July 28, 2016**

**5:00 PM**

**Council Chambers**

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**1. Call To Order**

The meeting was called to order by Chairperson, Fred Dorrell, at 5:00 p.m.

**2. Roll Call**

**Present** 5 - Mark Jones, Carolyn Isbell-Carr, Ricky Jones, Lee Whelpley, and Fred Dorrell

**3. Old Business**

None

**4. Consideration of Consent Agenda**

Amanda Yamaguchi presented the Consent Agenda items.

Ricky Jones said his firm prepared the plat for Item 4C and asked that this item be removed from the Consent Agenda. He said he will not be voting on this item.

Fred Dorrell explained the Consent Agenda process and asked if anyone wished to remove any items from the Consent Agenda for discussion. He said Item 4C, PT15-120, Conditional Final plat of Aspen Ridge will be removed from the Consent Agenda. No one responded.

**A. Approval of minutes of Planning Commission meeting held July 14, 2016**

MOTION by Mark Jones to approve Item A. (16-862 Minutes of Planning Commission meeting held July 14, 2016), and Item B. (16-864, BAL-1094CB, Rib Crib Lot Combination) of the Consent Agenda, per Staff recommendations. The motion was seconded by Carolyn Isbell-Carr.

**Aye:** 4 - Mark Jones, Carolyn Isbell-Carr, Ricky Jones, and Fred Dorrell

**Abstain:** 1 - Lee Whelpley

**B. Consideration and possible action regarding BAL-1094CB, Rib Crib Lot Combination, 1.27 acres, 1 lot, CN/PUD 232, south of Kenosha Street between Ash Avenue and Main Street**

MOTION by Mark Jones to approve Item A. (16-862 Minutes of Planning Commission meeting held July 14, 2016), and Item B. (16-864, BAL-1094CB, Rib Crib Lot Combination) of the Consent Agenda, per Staff recommendations. The motion was seconded by Carolyn Isbell-Carr.

**Aye: 4 - Mark Jones, Carolyn Isbell-Carr, Ricky Jones, and Fred Dorrell**

**Abstain: 1 - Lee Whelpley**

**C. Consideration and possible action regarding PT15-120, Revised Conditional Final Plat, Aspen Ridge, 54 lots, 26.29 acres, A-1 to PUD 244A/RS-3, one-quarter mile north of the northwest corner of Jasper Street and Aspen Avenue**

This item was removed from the Consent Agenda.

**5. Consideration of Items Removed from Consent Agenda**

Ricky Jones left the Council Chambers for 'Items removed from the Consent Agenda', Item 4C, PT15-120, Conditional Final Plat, Aspen Ridge.

**Consideration and possible action regarding PT15-120, Revised Conditional Final Plat, Aspen Ridge, 54 lots, 26.29 acres, A-1 to PUD 244A/RS-3, one-quarter mile north of the northwest corner of Jasper Street and Aspen Avenue**

MOTION by Lee Whelpley to approve Item 4C. (16-853, PT15-120, Revised Conditional Final Plat, Aspen Ridge), per Staff recommendations. The motion was seconded by Mark Jones.

After the vote, Fred Dorrell said Item 4C., Conditional Final Plat of Aspen Ridge will be considered by the City Council on August 16, 2016, at 6:30 p.m.

**Aye: 4 - Mark Jones, Carolyn Isbell-Carr, Lee Whelpley, and Fred Dorrell**

**Recused: 1 - Ricky Jones**

**6. Public Hearings**

Ricky Jones returned to the Council Chambers.

**A. Public hearing, consideration, and possible action regarding PUD 244A, a request for a minor amendment to PUD 244, Aspen Ridge, 26.29 acres, A-1 to PUD 244A/RS-3, one-quarter mile north of the northwest**

### **corner of Jasper Street and Aspen Avenue**

Ricky Jones said his firm prepared the PUD request for PUD-244A and would be recusing himself from the discussion. Mr. Jones left the Council Chambers.

Brent Murphy presented the background for this item saying, Planned Unit Development (PUD) 244A is a request for a minor amendment to PUD-244 that was approved by the City Council on January 5, 2016. This property contains 26.29 acres and is located one-quarter mile north of the northwest corner of Jasper Street and Aspen Avenue. Aspen Ridge, as part of PUD-244 was proposed, initially, to be a gated community with private streets. With PUD 244A, they propose changing the streets from private to public streets. This is the only change being requested with PUD 244A.

Mr. Murphy said their revised conditional final plat for Aspen Ridge was submitted in conjunction with this request for a minor amendment to PUD 244A. He said based on the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that PUD-244A be approved as presented, subject to the property being platted.

Fred Dorrell asked if the applicant was present and would step to the podium.

Erik Enyart, Tanner Consulting, representing the developer, 5323 S. Lewis Avenue, Tulsa said they are in agreement with the Staff report. He said prior to this meeting he had discussions with some Homeowner's in this area and a few of them have further questions that he was unable to answer.

Fred Dorrell opened the public hearing, for Item 6A, and asked if anyone wished to speak on this item.

John McLemore, 12820 S. 145th East Avenue voiced concerns about traffic. He said the current speed limit on Aspen is 50 miles per hour and the streets are not clearly marked. He asked if a stop light or reduced speed limit would be considered as there are safety concerns due to the increased traffic that this development will create. He said is not opposed to this project; however, has those concerns.

Michael Skates said the City Engineer might need to answer these questions; however, there are no immediate plans for a traffic light at this location. The street will be widened at a later date, as a long term goal; however not within the next five years. There are no street lights planned along the arterial streets. If the street is widened, in the future, there may be an opportunity to work with PSO Company to install street lights on electric poles, much like the lights on Tucson. As far as marking the streets, the subdivision will mark their streets when it is developed; however, Staff will notify the City street department to evaluate the striping and consider updating this street. He said the street department has been working on street striping, for the City, and this may be an area

they plan to work on. The speed limit concerns are evaluated based on many factors and those are reviewed by the City's engineering department, street department and police department.

Tom Hendrix, City of Broken Arrow Engineering Manager, said he is a member of the City's Traffic Operations Committee. He said the Committee is currently evaluating city wide speed limits for older, two-lane county roads that currently have a higher speeds. Mr. Hendrix said with the growth, addition of driveways, intersecting streets and urbanization of the City, the City is doing an inventory of speed limits and considering slower speed limits. Most arterial streets or two-lane roads are 45 miles per hour and need re-evaluated. The Committee has not looked specifically at this location but they are working on an inventory.

Fred Dorrell asked if anyone else wished to speak on this item. No one responded. Mr. Dorrell closed the public hearing.

Lee Whelpley asked if this development with connect to Iron Horse Ranch to the west. Farhad Daroga said not to Iron Horse. He said there is a large drainage channel between Iron Horse and this subdivision.

MOTION by Lee Whelpley to approve Item 6A. (16-786, PUD 244A, a request for a minor amendment to PUD 244, Aspen Ridge), per Staff recommendations. The motion was seconded by Carolyne Isbell-Carr.

**Aye: 4 - Mark Jones, Carolyne Isbell-Carr, Lee Whelpley, and Fred Dorrell**

**Recused: 1 - Ricky Jones**

## **7. Appeals**

None

## **8. General Commission Business**

None

## **9. Remarks, Inquiries and Comments by Planning Commission and Staff (No Action)**

None

## **10. Adjournment**

MOTION by Ricky Jones to adjourn (at 5:14 p.m.). The motion was seconded by Lee Whelpley.

**Aye: 5 - Mark Jones, Carlyne Isbell-Carr, Ricky Jones, Lee Whelpley, and Fred Dorrell**